TO LET FOR BUSINESS PURPOSES

BORDEN

BUILDING

23 Stories

Madison Avenue at 45th Street

N choosing office accommoda-

tions, careful consideration

should be given to location, effi-

ciency of service, completeness of equipment, and the character

of the owner and tenants.

Occasionally it is possible to secure

offices which more than meet

these requirements at rentals no

higher than those for ordinary

THE

buildings.

TO LET FOR BUSINESS PUBPOSES

Loft Building Near 5th Ave.

Eight-Story Structure in

Realty in Ferry Street

Douglas L. Elliman & Co. sold for the 45th and 46th Street Corporation, if and 1b East Forty-sixth Street, an eight-story modern store and loft building 50x100, to an investing client. This is the third sale of this property made through the same broker. First for the builder, Robert M. Catts, to Listingston & Phelps, and recently with Cushman & Wakefield to the present ewner, who has been asking \$600,000 for the property. Douglas L. Elliman & Co. have been appointed managing agents by the new owner.

Prederick Brown resold to Charles Laue 31-33 Ferry Street, a four-story building 40x118x irregular, adjoining the northwest corner of Cliff Street. In exchange Mr. Brown takes a place at Blue Point, near Patchogue, L. I, consisting of a two-story residence fully furnished and containing four-teen rooms and three baths. The property has a frontage of 225 feet on the South Country road and a depth of 280 feet and was sold free and clear of encumbrance. W. W. Miller was the broker.

Pietro Dellaglio sold to J. & F. Mather and the five-story flat with stores 419 beer the five-story flat with stores 419 the estate of Patrick Dickenson sold to Henry Kimmelman the two six-story flats 530 and 532 West 126th Street, 59,9x100. Tobias Schwartz was the broker.

The Cusack Company sold the five-story apartment 25 Morningside Avenue.

Daniel H. Jackson bought from a client of Brown, Wheelock Company 406 and 408 East 101st Street, a six-story modern tenement, atranged for forty-two apartments.

Dowdney & Sullivan sold for Henrickan K. Hawes, of Monticial R. N. J., to a client of Arthur Knox, the five-story flat 289 West 147th Street, 25x 100.

Real Estate Board Leases

New Home in Dey Street

The Ecusack Company sold the five-story apartment 25 Morningside Avenue.

The Cusack Company sold the five-story apartment 25 Morningside Avenue.

The Cusack Company sold the five-story apartment

broker.
Pietro Dellaglio sold to J. & F. Ma-ronna the three-story building with store 200 Wooster Street, 25x50, near Bleecker Street, 25x50, hear Bleecker Street. Ellen W. Duryea sold to Michael Ginzburg the three-story building 250 Bowery, 21.1x93.

Large Bronx Apartment on Davidson Ave. Sold for Cash Byrne & Bowman sold for the Benenson Realty Company 2471 Davidson
Avenue, a five-story modern apartment,
75x100, having accommodations for
thirty-one families. This property is
adjacent to Fordham Road, and the
sellers have been asking \$150,000. It
was an all-cash transaction.
David Lyon and Samuel Kilpatrick
sold the three-story dwelling 53 East
182d Street, 20x100, to S. Malsky,
through E. Livingston and S. Herzog.

Byrne & Bowman sold for Dr.
F. Lancer, his two-story holl
corner of Rockaway Beach Bo
and 140th Street, Belle Harbo
cash.

Dr. E. Fahnestock Buyer

Of Bridgham 5th Ave.

Dr. E. Fahnestock is the buye
Bridgeham dwelling at 954 Fif

\$360,000 Bowery Corner Lease, With Option to Purchase

With Option to Purchase
Tankoos, Smith & Co. leased for
forty-two years, with an option to purchase, at a rental aggregating \$360,000,
the two-story building at 281 Bowery,
northeast corner of Houston Street,
owned by Harold Cooper and occupied
for many years by Carroll's cafe. The
lessee will make extensive alterations
and will occupy the ground floor and
basement for restaurant purposes.

Talking Machine Concern

To Locate in 57th Street

The New York Talking Machine Company, will construct a daylight vault for Victor Talking Machine Company, leased the tenth floor in the Willysoverland Building, at Fifty-seventh Street and Tenth Avenue, for its offices and warerooms. This floor has a 'skylight 50x60 feet, under which the company will construct t daylight vault for records, in which all of its record stock will be accessible without the use of artificial light. The lease was negotisted through the Cross & Brown Company.

Street, a five-story apartment.

Grand Street Boys' Association
To Decide on Club Purchase
The plan of the Grand Street Boys' Association to buy the New York Caledonian Club Building, at 846 Seventh Avenue, a three-story structure, 25x 100, will come up for final action at a meeting of the association to be held at the Caledonian Club to-night. The Grand Street Boys' Association now has quarters at the Pennsylvania Hotel.

Two New Tenements Planned For Bronx to Cost \$170,000 Plans were filed yesterday by John P. Boyland, architect, for a six-story tenement to be erected by John S. O'Leary on the west side of Davidson Avenue, 50 feet north of Morton Street, 80x25x83, estimated to cost \$100,000. The Carey Building Company is to erect a five-story tenement on Montgomery Avenue, 140 feet south of Popham Avenue, from plans by Thomas F. Dunn, which is estimated to cost \$70,000.

Brooklyn Woman Invests in House at Pelham Manor

House at Pelham Manor
Fish & Marvin sold for Mrs. Elizabeth B. McKean her two-family house
on Siwanoy Place, at Pelham Manor, to
Mrs. Clara E. Brown, of Brooklyn. The
property was held at \$17,500.
The same brokers leased for M. B.
Nesbitt his residence on Corliss Avenue, at Pelham Heights, to S. E.
Jacobs, and for Benjamin G. Lee his
residence on the Boulevard at Pelham
Manor to Frank Williamson, of Brooklyn.

Big Flats Plenned for Heights And Bay Ridge Sections And Bay Ridge Sections
A six-story apartment will be erected
on the site of the Peak homestead at
134 Columbus Heights, Brooklyn, by
the Fred F. French Company. The
suites will be of from three to eight
rooms and sold under the cooperative
plan through Cary, Harmon & Co.
Plans have been filed for a six-story
elevator apartment for the corner of
Shore Road and Seventy-ninth Street,
200x300, Bay Ridge, from plans by
Shape, Bready & Peterkin.

Rents Estate in Greenwich

Pease & Elliman leased for Miss Car-e Bank her property in Brookridge reenwich, Conn., to Henry Hill Ander-

More Space for Brokers All American Brokers, Inc., has taken 2,200 square feet in the Berkeley Bullding, 25 West Forty-fourth Street. The concern now has 3,300 square feet.

Rents Home in West 11th St. Pease & Elliman leased for George Roberts to E. M. Wiley the three-story dwelling at 25 West Eleventh Street.

Results of Auction Sales

Small Flats Continue To Attract Investors

The Real Estate Board of New York, through the Brown-Wheelock Company, Inc., has leased new quarters in the recently completed Gillespie Building, at 5 and 7 Dey Street, and plan to move to its new home on April 21.

Riverside Drive Homestead

Figures in Dwelling Buying

Pesse & Elliman sold for the Merato
Improvement Company 96 Riverside
Drive a four-story dwelling 18.8x78.9 irregular. The buyer will occupy.

The Haggstrom Callen Company sold for Letta A. Moran the three-story dwelling 185 West Sixty-third Street, 16.9x100, to Emma Grisdale, who will occupy the premises after alterations.

April 21.

The new quarters is conveniently located, especially in relation to transit facilities. The board has increased its members, reaching its new limit of 300. In the first six months of the fiscal year. October to March, it has admitted more than two hundred in all classes, bringing the number up to more than 1,500. The board has occupied its present home at 217 Broadway since 1916.

Dr. Thomas F. Lancer Sells

Home at Belle Harbor Byrne & Bowman sold for Dr. Thomas F. Lancer, his two-story hollow tile residence and garage at the northwest corner of Rockaway Beach Boulevard and 140th Street, Belle Harbor, 100x 100, to Philip J. Curry. The property was held at \$25,000 and was sold for cash.

Of Bridgham 5th Ave. House
Or. E. Fahnestock is the buyer of the
Bridgeham dwelling at 954 Fifth Avenue, south of Seventy-seventh Street.
The house was erected by J. Horace Harding on plot fronting thirty feet on the
Avenue. Edward J. Hogan and William
B. May Company were the brokers,

Buys Home in Yonkers Thomas S. Burke sold for Randelph. Almiroty his dwelling at 3 Haw-norme Place, Yonkers, to John R.

J. Clarence Davies sold to Louis Volker a plot, 58x104x irregular, on the east side of Old Jerome Avenue, fifty-eight feet north of Van Cortlandt Park North, Yonkers.

Leases Home at Oyster Bay
Burgoyne Hamilton and Adrian
Iselin 2d leased furnished for Mrs. J.
West Roosevelt her residence at Oyster
Bay to C. O'Donnell Iselin.

Loans on Apartment Houses
Lawrence, Blake & Jewell placed for
the owner \$35,000 for five years on 501
West 139th Street, a six-story flat, and
for C. Shipway \$30,000 on 578 Academy
Street, a five-story apartment.

Two, three, four rooms; bath, steam heat, hot and cold water. Brick building. Convenient to station and beach. Forty minutes from Broadway.

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NEW HOUSES Just completed, ready for occupancy; 36 minutes from Hudson Terminal; 6 and 7 rooms, bath, steam heat; large living room; all improvements, sewer, water, gas, electricity; three minutes to station; on large plots; prices \$8,300 to \$10,000; 20 per cent cash, balance on terms to suit; a few very desirable plots for sale. FRANK MILLER, 13 Park Row; telephone Barclay \$685.

Gentleman's Country Home

For Sale
Upper Hill Section, best residence district, 14 rooms, 8 baths, hot water heat, electric lights, garage 8 cars, ample grounds. Possession May 1. Good value. Reasonable price.
H. WEATHERBY & CO., Englewood, N. J.

THE BEST IN LAKEWOOD



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Near 5th Ave.

In Third Deal

Two Houses in Upper Park and Madison Avenues Pass
to New Owners

The estate of Lambert S. Quackenbush sold the five-story tenement and store at 1259 Park Avenue, 25x100.

The estate of Lambert S. Quackenbush sold the five-story tenement and store at 1259 Park Avenue, 25x100.

Abe Fishman sold to Eva Goldfield the three-story flat and store 1547

Realty in Ferry Street

Douglas L. Elliman & Co. sold for the five-story flat with stores 419

The estate of Patrick Dickenson sold to Henry Kimmelman the two six-story flat in diding 50x100, to an investing client.

The create Investors

BUSINESS ACCESSIBILITY TO business is a point of first importance in any office building. In accessibility has retarded many a business. Convenience also is an essential consideration, and when, in addition, business location is marked by distinction, the combination is a magnet that compels. THE PRINTING CRAFTS BUILDing is in the Metropolitan center of Manhattan Island. The location of your office in this building solvent in the broker.

ing is in the Metropolitan center of Manhattan Island. The location of your office in this building gives you business values and assures accessibility. In the environment of open air-ways, the desirability of THE PRINTING CRAFTS OFFICE BUILDING is indisputable. The low-roofed structures around it—the Pennsylvania Terminal, the Post Office, the Manufacturers Trust Company Bank-are permanent air parks, ensuring air and light to every office floor.

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NO MATTER WHAT YOUR BUSIness is, location is the problem. Two full floors of 24,000 square feet and a number of smaller spaces are available.



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Pactory space 5,000 to 100,000 sq. ft.
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Institutions of standing are invited to inspect the new Borden Building. Rental agent at the building.

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Located in the strategic centre of New York City Ideal for Executive Offices, Law Firms, etc. Several Units of 300 to 2000 Square Feet Available May 1, 1921, at Reasonable Rentals.

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Offices for Rent 576 Square Feet to 8000 Square Feet

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Opposite Grand Central Station

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SIX ROOMS and bath, all improvements:
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